



**COLDWELL
BANKER
COMMERCIAL**

RELIABLE REAL ESTATE

FOR LEASE

7508 3RD AVENUE

Brooklyn, NY 11209

AVAILABLE SPACE

980 SF

LEASE RATE

\$5,000.00 per month (MG)



OFFICE

Kimberly Fong
718 921 3100 x161
kimberlyfong.cb@gmail.com

Olga Pidhirnyak
718 921 3100 x110
olga.pidhirnyak@cbrcd.com

©2020 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

COLDWELL BANKER COMMERCIAL
RELIABLE REAL ESTATE
7428 5th Avenue, Brooklyn, NY 11209
718.921.3100

CBCWORLDWIDE.COM



7508 3RD AVENUE

Brooklyn, NY 11209

LEASE



OFFERING SUMMARY

Available SF: 980 SF

Lease Rate: \$5,000.00 per month (MG)

Lot Size: 1,440 SF

Building Size: 2,970 SF

PROPERTY OVERVIEW

Coldwell Banker Reliable Real Estate Commercial Division is pleased to offer approximately 980 SF of ground floor retail space plus a garden and basement space for lease at 7508 3rd Avenue, Brooklyn, NY 11209. The space is centrally located in Bay Ridge near numerous neighborhood fixtures. Nearby tenants include Starbucks, Verizon, Dime Community Bank, Valley Bank, as well as local favorites such as Tanoreen, Vesuvio and Salty Dog. The space was previously a restaurant, but all uses will be considered.

PROPERTY HIGHLIGHTS

- Located near the 77th Street R train station and B37 and B4 bus stations
- Centrally located on an excellent block on 3rd Avenue
- Previously was a restaurant

CBCWORLDWIDE.COM

Kimberly Fong
718 921 3100 x161
kimberlyfong.cb@gmail.com

Olga Pidhirnyak
718 921 3100 x110
olga.pidhirnyak@cbrcd.com



**COLDWELL
BANKER
COMMERCIAL**

RELIABLE REAL ESTATE



7508 3RD AVENUE

Brooklyn, NY 11209

LEASE



PROPERTY DESCRIPTION

Coldwell Banker Reliable Real Estate Commercial Division is pleased to offer approximately 980 SF of ground floor retail space plus a garden and basement space for lease at 7508 3rd Avenue, Brooklyn, NY 11209. The space is centrally located in Bay Ridge near numerous neighborhood fixtures. Nearby tenants include Starbucks, Verizon, Dime Community Bank, Valley Bank, as well as local favorites such as Tanoreen, Vesuvio and Salty Dog. The space was previously a restaurant, but all uses will be considered.

PROPERTY HIGHLIGHTS

- Located near the 77th Street R train station and B37 and B4 bus stations
- Centrally located on an excellent block on 3rd Avenue
- Previously was a restaurant

OFFERING SUMMARY

Lease Rate:	\$5,000.00 per month (MG)
Available SF:	980 SF
Building Size:	2,970 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	4,398	14,643	38,500
Total Population	10,737	36,838	99,174
Average HH Income	\$71,482	\$71,115	\$68,574

CBCWORLDWIDE.COM

Kimberly Fong
718 921 3100 x161
kimberlyfong.cb@gmail.com

Olga Pidhirnyak
718 921 3100 x110
olga.pidhirnyak@cbrcd.com



7508 3RD AVENUE

Brooklyn, NY 11209

LEASE



CBCWORLDWIDE.COM

Kimberly Fong
718 921 3100 x161
kimberlyfong.cb@gmail.com

Olga Pidhirnyak
718 921 3100 x110
olga.pidhirnyak@cbrcd.com



**COLDWELL
BANKER
COMMERCIAL**

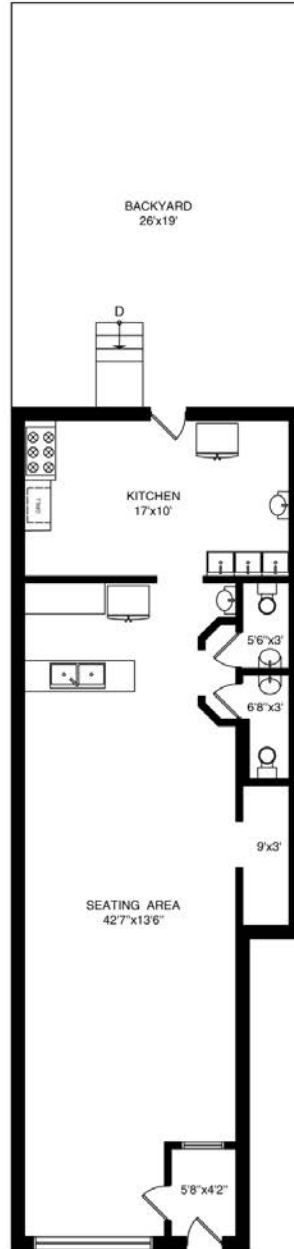
RELIABLE REAL ESTATE



7508 3RD AVENUE

Brooklyn, NY 11209

LEASE



Floor plan measurements are approximate and are for marketing purposes only.

CBCWORLDWIDE.COM

Kimberly Fong
718 921 3100 x161
kimberlyfong.cb@gmail.com

Olga Pidhirnyak
718 921 3100 x110
olga.pidhirnyak@cbrcd.com



**COLDWELL
BANKER
COMMERCIAL**

RELIABLE REAL ESTATE



7508 3RD AVENUE

Brooklyn, NY 11209

LEASE



CBCWORLDWIDE.COM

Kimberly Fong
 718 921 3100 x161
 kimberlyfong.cb@gmail.com

Olga Pidhirnyak
 718 921 3100 x110
 olga.pidhirnyak@cbrcd.com



**COLDWELL
 BANKER
 COMMERCIAL**

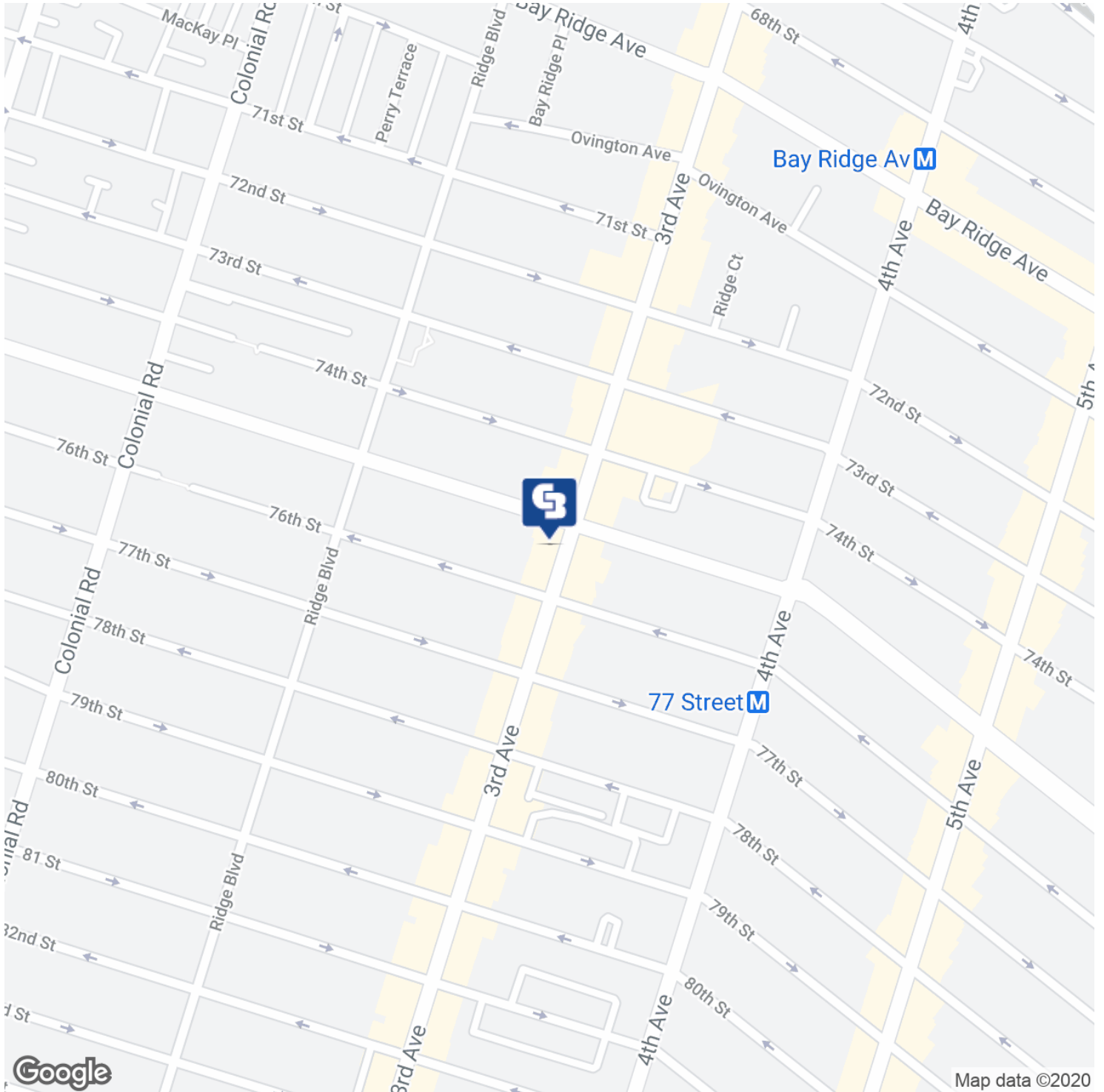
RELIABLE REAL ESTATE



7508 3RD AVENUE

Brooklyn, NY 11209

LEASE



CBCWORLDWIDE.COM

Kimberly Fong
718 921 3100 x161
kimberlyfong.cb@gmail.com

Olga Pidhirnyak
718 921 3100 x110
olga.pidhirnyak@cbrcd.com



**COLDWELL
BANKER
COMMERCIAL**

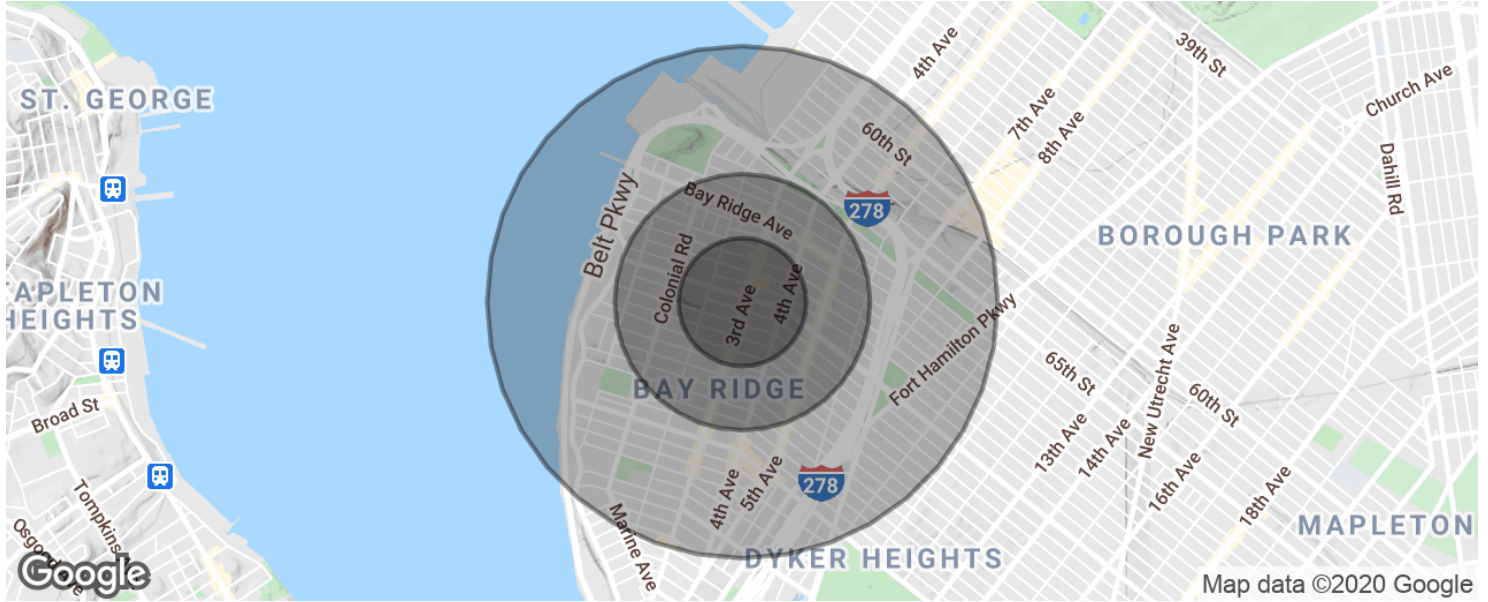
RELIABLE REAL ESTATE



7508 3RD AVENUE

Brooklyn, NY 11209

LEASE



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	10,737	36,838	99,174
Median age	36.6	36.8	37.0
Median age (Male)	36.2	35.9	35.7
Median age (Female)	39.5	39.0	38.7
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	4,398	14,643	38,500
# of persons per HH	2.4	2.5	2.6
Average HH income	\$71,482	\$71,115	\$68,574
Average house value	\$671,251	\$623,042	\$617,208

* Demographic data derived from 2010 US Census

CBCWORLDWIDE.COM

Kimberly Fong
 718 921 3100 x161
 kimberlyfong.cb@gmail.com

Olga Pidhirnyak
 718 921 3100 x110
 olga.pidhirnyak@cbrcd.com



RELIABLE REAL ESTATE